



5-278

*posted
online*

ORDINANCE NUMBER 2495

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR TO ALLOW LIGHT MANUFACTURING, ASSEMBLY OR REPAIR USE WITHIN AN EXISTING WAREHOUSE BUILDING LOCATED AT 4951 SIMONTON ROAD AND WITHIN THE PLANNED DEVELOPMENT NUMBER 80 ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit to allow light manufacturing, assembly or repair use, as an ancillary use associated with the approved home improvement and furnishing establishment on the adjoining 10.77 acre site, and located within an existing warehouse building at 4951 Simonton Road and within the Planned Development Number 80 zoning district

SECTION 2. That the light manufacturing, assembly or repair use shall be located within the existing warehouse building located at 4951 Simonton Road, which building shall be constructed and specifically located in accordance with the approved site plan and associated building elevations, file-dated July 20, 1999, also attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the light manufacturing, assembly or repair use shall be limited to the west side of the proposed relocated railroad tracks at the property addressed as 4951 Simonton Road.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

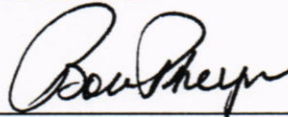
SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

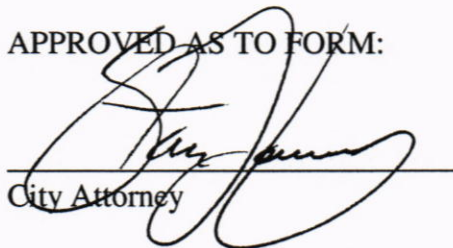
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS,
on this the 16th day of August, 1999.

APPROVED:

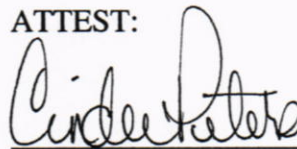


Mayor

APPROVED AS TO FORM:


City Attorney

ATTEST:



City Secretary

LIGHT MANUFACTURING

Existing Building (to remain)
12,500 sq ft (E.F.F. = 630,50)

the great indoors
141,690 s.f.
F.F.E. - 690,000

ALPHA HOAL

SIMONTON ROAD

FOR BLOW UP OF SITE,
SEE SHEET 3D

RECEIVED
JUL 20 1999
PLANNING DEPARTMENT

GENERAL LAYOUT INFORMATION ONLY

SEARS, ROEBUCK CO.
the great indoors

SITE PLAN



ADAMS CONSULTING ENGINEERS, INC.
 CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS
 8320 Copeland Road • Tyler, Texas 75703 • (903) 324-8400

REVISIONS	DATE	BY
DESIGN AND FABRICATION SUBMITTAL	APRIL 12, 1999	WJ
QTY CHECKING	APRIL 12, 1999	WJ
QTY CHECKING	APRIL 12, 1999	WJ
QTY CHECKING	APRIL 12, 1999	WJ
FOR SUBMITTAL FOR REVIEW	APRIL 12, 1999	WJ

3C

EXISTING 4-LANE UNDIVIDED STREET

EXISTING CAMBRIDGE CONCOURSE PKWY. (32' ROW) TO BE REROUTED
NOTE: THE THOROUGHFARE PLAN CURRENTLY SHOWS CAMBRIDGE CONCOURSE PKWY. AS A 4-LANE DIVIDED ROAD (64' ROW)

EXISTING RAIL SPUR TO BE REMOVED

PROPOSED RELOCATED RAIL SPUR

PROPOSED REROUTED CAMBRIDGE CONCOURSE PKWY. TO BE CONSTRUCTED BY OTHERS
THE OWNER HAS REQUESTED AN AMENDMENT TO THE THOROUGHFARE PLAN, CHANGING CAMBRIDGE CONCOURSE PKWY. FROM A 4-LANE DIVIDED ROAD TO A TWO LANE UNDIVIDED STREET

EXISTING BUILDING TO REMAIN.
OVERHEAD DOORS ON WEST ELEVATION SHALL BE ELIMINATED AND REPLACED WITH LIGHT GAGE FRAMING AND E.F.I.S.
OVERHEAD DOORS ON THE EAST ELEVATION EXCLUDING THE FURTHEST NORTH AND THE 7TH FROM THE NORTH SHALL BE ELIMINATED AND REPLACED WITH LIGHT GAGE FRAMING AND E.F.I.S.
EXISTING BUILDING SHALL BE PAINTED TO MATCH THE BUILDING FACADE OF THE PROPOSED RETAIL BUILDING

LIGHT MANUFACTURING USE

PROPOSED ACCESSIBLE RAMPS IN ACCORDANCE WITH ADA REQUIREMENTS

PROPOSED ACCESSIBLE RAMP

Existing Building (to remain)
12,500 s.f. (F.F.E. = 630.50)

PROPOSED 12' x 12' DUMPSTER PAD WITH 6' TALL PRECAST PANEL SCREENING WALLS TO MATCH BUILDING FACADE

PROPOSED 3' TALL VINYL COATED CHAIN LINK FENCE (GREEN)

PROPOSED 4' SIDEWALK

PROPOSED 10' SIDEWALK AND UTILITY EASEMENT (REFER TO UTILITY PLAN)

PROPOSED 4' SIDEWALK

PROPOSED LANDSCAPED BERM (REFER TO LANDSCAPE PLAN)

PROPOSED LANE (REFER TO LAM)

LEGEND:

	PROPOSED RAIL SPUR
	EXISTING RAIL SPUR
	EXISTING RAIL SPUR TO BE REMOVED
	PROPOSED CURB
	PROPOSED PROPERTY LINE
	PROPOSED RAILROAD EASEMENT
	EXISTING CURB
	PROPOSED FIRE LANE

MASONRY MONUMENT SIGN
TO BE EXTERNALLY ILLUMINATED
HALOGEN LAMP ASSEMBLIES,
THE PROPOSED PYLON SIGN

TT.

ANNUALS
(PE PLAN)

D 10'
UTILITY EASEMENT
(UTILITY PLAN)

LANDSCAPED BERM
(LANDSCAPE PLAN)

PROPOSED PARALLEL
PARKING

DETAIL 3 OF
SHEET 3C

ZONING	EXISTING DESIGNATION	
ZONE	PD-43	
LAND USE	RETAIL COMMERCIAL	
TABULATIONS	SQ. FT.	PARKING REQ'D
GENERAL RETAIL	106,117± SF	531 (1/200)
OFFICE	7,077± SF	24 (1/300)
FURNITURE SALES	6,039± SF	8 (1/800)
WAREHOUSING	34,957± SF	35 (1/1000)
WAREHOUSING (MEZZANINE)	23,900± SF	24 (1/1000)
RESTAURANT	30 SEATS	10 (1/3)
TOTAL PARKING REQUIRED		630 SPACES
TOTAL PARKING PROVIDED		686 SPACES
ACCESSIBLE SPACES REQUIRED		15 SPACES
ACCESSIBLE SPACES PROVIDED		18 SPACES
SITE AREA CALCULATIONS	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	± 13.995 AC	100.0 %
TOTAL BLDG. FOOTPRINT	± 3.53 AC	25.2%
OPEN SPACE	± 10.46 AC	74.8%
LANDSCAPE AREA CALC.	PROVIDED	REQUIRED (5%)
INTERIOR LANDSCAPING	± 52,272 SF ± 120 AC	± 22,782 SF ± 0.52 AC

NOTE:

1.) FIRE LANES AS PER CITY OF FARMERS BRANCH SPECIFICATIONS:

MIN. WIDTH 24'

MIN. INSIDE RADIUS 26'

MIN. OUTSIDE RADIUS 50'

2.) PROPOSED DRAINAGE GRATES AS DEPICTED ON THE GRADING
PLAN WILL BE DESIGNED TO SUPPORT A MIN. WEIGHT OF 60,000 LBS.

3.) DIMENSIONS ARE TO BACK OF CURB AND CENTERLINE OF
STREET UNLESS OTHERWISE SPECIFIED.

3F

2-3' LANDSCAPED BERM WITH TREES AND SHRUBS TO SCREEN EXISTING BUILDING

Existing Building (to remain)
12,500 s.f. (F.F.E. = 630.50)

LIGHT
MANUFACTURING
USE

LANDSCAPED BERM @ 3:1 SLOPE
MAXIMUM HEIGHT = 3 ft.

DETAIL 1 OF
SHEET 3F

LANDSCAPE LEGEND

	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
TREES		CEDAR ELM	ULMUS CRASSIFOLIA	3" caliper 12' height	VARIES	110
		BALD CYPRESS	TAXODIUM DISTICHUM	3" caliper 12' height	VARIES	76
		RED OAK	QUERCUS SHUMARDII	3" caliper 12' height	VARIES	23
		LIVE OAK	QUERCUS VIRGINIANA	3" caliper 12' height	VARIES	14
SHRUBS		DWARF BURFORD HOLLY	ILEX CORNUTA "BURFORDII" NANA	5 GAL., 3' HT.	3' o.c.	104
		FOSTERS HOLLY	ILEX 'X' ATTENUATA 'FOSTERI'	5 GAL., 4' HT.	4' o.c.	14
		PAMPASS GRASS	CORTADERIA SELLOANA	5 GAL., 4' HT.	4' o.c.	40
		INDIAN HAWTHORN	RUPHOLEPSIS INDICA	5 GAL., 30" HT.	3' o.c.	168
		ELAEGNUS	ELAEGNUS PUNGENS	5 GAL., 24" HT.	4' o.c.	53
		BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	5 GAL., 30" HT.	4' o.c.	55
		PHOTINIA	PHOTINIA GLABRA	5 GAL., 30" HT.	4' o.c.	41
		SAVANNAH HOLLY		5 GAL., 36" HT.	4' o.c.	43

LEGEND:

	PROPOSED RAIL SPUR
	EXISTING RAIL SPUR
	PROPOSED CURB
	PROPOSED PROPERTY LINE
	PROPOSED RAILROAD EASEMENT
	EXISTING CURB

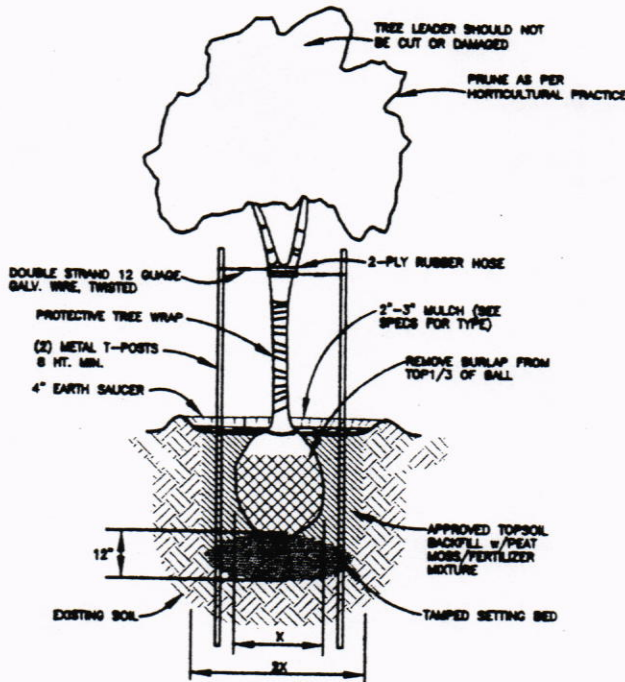
GENERAL LANDSCAPE NOTES

- 1) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT OF WAYS) SHALL BE HYDROMULCHED WITH COMMON BERMUDA GRASS ACCORDING TO SPECIFICATIONS.
- 2) FOR TREE AND SHRUB PLANTING DETAILS REFER TO DETAILS THIS SHEET.
- 3) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- 4) LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- 5) NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(IES).
- 6) ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF PINE BARK MULCH.
- 7) B & B TREES MUST HAVE BURLAP AND WIRE REMOVED FROM TOP TWO-THIRDS OF ROOTBALL AT TIME OF INSPECTION.
- 8) ALL SHRUB BEDS TO BE 4' WIDE AND SHALL BE LINED WITH STEEL EDGING AS PER SPECIFICATIONS - REFERENCE DETAILS THIS SHEET.
- 9) ALL LANDSCAPE ISLANDS SHALL BE BLACK GRASS WITH...

DETAIL ² OF
SHEET 30-3F

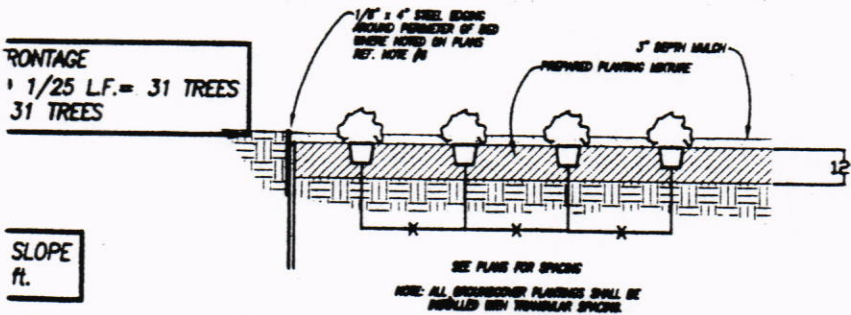
8) ALL SHRUB BEDS TO BE 4' WIDE AND SHALL BE LINED WITH STEEL EDGING AS PER SPECIFICATIONS - REFERENCE DETAILS THIS SHEET.

9) ALL LANDSCAPE ISLANDS SHALL BE BLOCK SODED WITH COMMON BERMUDA GRASS.



TYPICAL TREE PLANTING DETAIL

NO SCALE



TYPICAL GROUND COVER PLANTING DETAIL

NO SCALE



GRAPHIC SCALE



DETAIL #3 OF SHEET 3F

ADAM
CIVIL
631

SEARS, ROEBUCK CO.
the great indoors
CONCEPTUAL



PROJECT MGR.
ELS

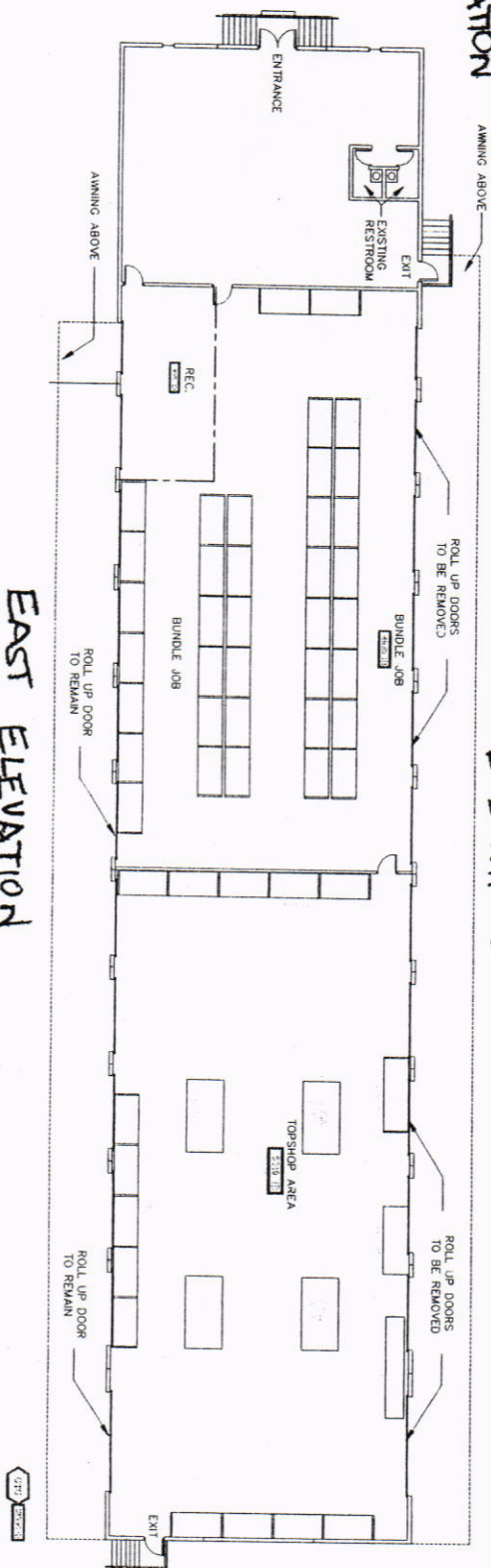
SOUTH
ELEVATION

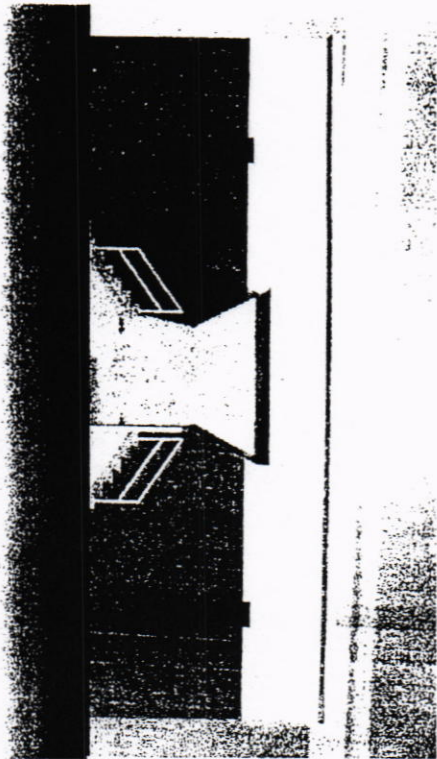
WEST ELEVATION

LIGHT MANUFACTURING
FLOOR PLAN

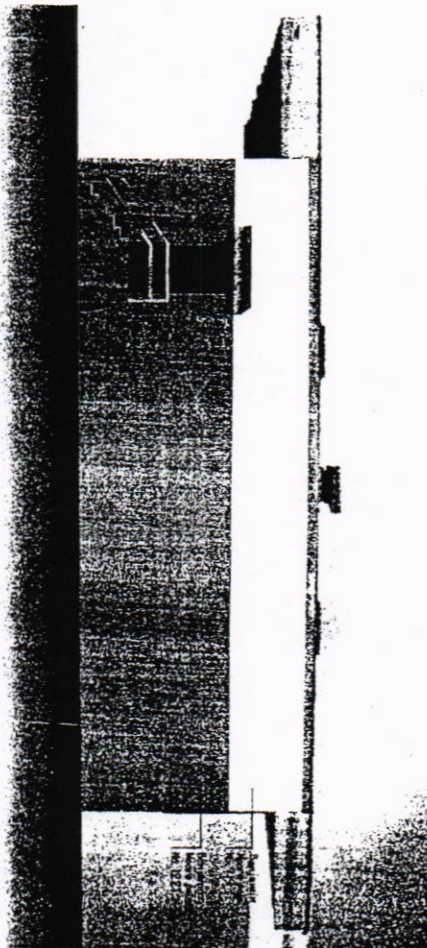
NORTH
ELEVATION

EAST ELEVATION

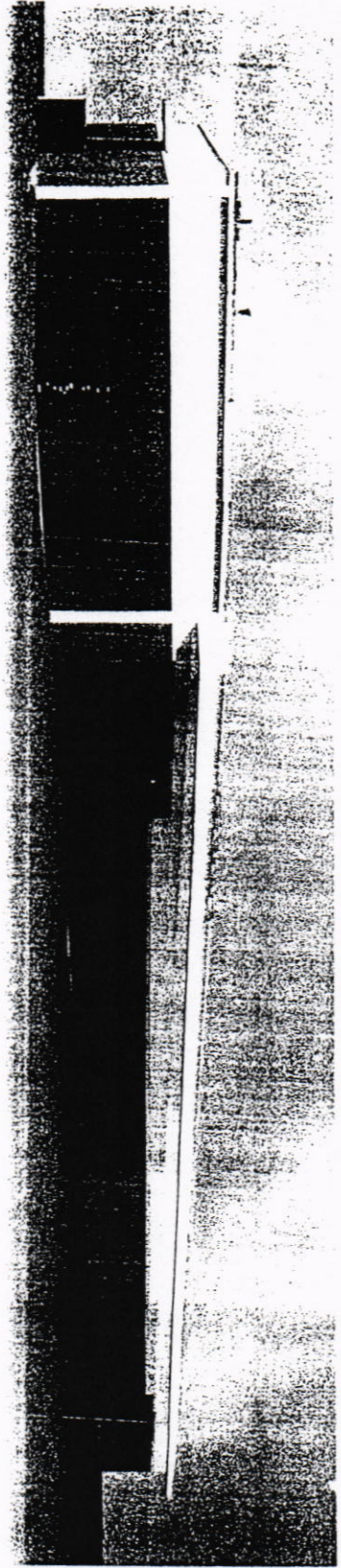




FRONT ELEVATION



REAR ELEVATION



SIDE PERSPECTIVE

the great indoors
TOP SHOP
FARMERS BRANCH, TEXAS